



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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ALHAMBRA, CALIFORNIA 91803-1331
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 2, 2003

IN REPLY PLEASE
REFER TO FILE:

MP-6

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY - PARCEL 1-1EX
TRANSFER OF PROPERTY - CITY OF PALMDALE
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Declare the fee interest in Waterworks District No. 40, Antelope Valley, Parcel 1-1EX (485,669 square feet), located at 38501 Tierra Subida Avenue, in the City of Palmdale, is not needed for County purposes.
2. Authorize the transfer of Parcel 1-1EX from the County of Los Angeles to the Los Angeles County Waterworks District No. 40, Antelope Valley, pursuant to California Government Code Section 25365.6.
3. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the County of Los Angeles to transfer a parcel of property not needed for County purposes to Los Angeles County Waterworks District No. 40, Antelope Valley. The property is owned by the County and the improvements are owned by the District. The property is located on the west side of Tierra Subida Avenue at 38501 Tierra Subida Avenue, approximately a half mile south of the intersection of Palmdale Boulevard and Tierra Subida Avenue, in the City of Palmdale.

The County acquired the fee title to Parcel 1-1EX as part of the land needed for the construction of a water storage tank and other waterworks improvements using Community Facilities District No. 1 funds. This property is used for waterworks purposes, and the District is the logical Grantee.

Implementation of Strategic Plan Goals

This action is consistent with the County Strategic Plan Goal of Organizational Effectiveness. The transfer of Parcel 1-1EX from the County to the District will place the property in the appropriate jurisdiction.

FISCAL IMPACT/FINANCING

There will be no impact on the County's General Fund as a result of this action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to California Government Code Section 25365.6, your Board may transfer this property without consideration to the District for public purposes consistent with its powers and duties.

The transfer is not considered adverse to the County's purposes. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This action is not a project subject to the provisions of the California Environmental Quality Act (CEQA) in that it can be seen with certainty that this action will not have either a direct physical change in the environment or a foreseeable indirect physical change in the environment, as specified in Section 15061(b) (3) of the CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the best interest of both the County of Los Angeles and Waterworks District No. 40, Antelope Valley. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

The Honorable Board of Supervisors
April 2, 2003
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One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

WH:ayc
P2:\BDWHE

Enc.

cc: Auditor Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
P.O.BOX 1460
Alhambra, CA 91802-1460
Attn: Mapping & Property
Management Division
R/W Engineering Section

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO
SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Number:
3004-003-900 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged,
the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever
quitclaim to the LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY,
all its right, title, and interest in and to all that real property in the City of Palmdale, County of Los Angeles,
State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING therefrom all oil, gas, petroleum, and other hydrocarbon substances and
minerals but without right of entry to the surface of said land.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chair, Board of Supervisors
of the County of Los Angeles

(County-Seal)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors of the
County of Los Angeles

By _____
Deputy

WATERWORKS DISTRICT NO. 40,
ANTELOPE VALLEY 1-1EX
File with: Waterworks District No. 34,
Tierra Subida Tank Site (1)
I.M. 309-237
S.D. 5 Y534533

KDR:in/P:Conf:qcdWWD40 1-1EX.1b.wpd

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

APPROVED as to title and execution, _____, 20_____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division MARTIN J. YOUNG Supervising Title Examiner III By _____

<p align="center">CERTIFICATE OF ACCEPTANCE</p> <p>This is to certify that the interest in real property conveyed by the within Quitclaim Deed to said Los Angeles County Waterworks District No. 40, Antelope Valley, a governmental agency, is hereby accepted and the Grantee consents to the recordation thereof.</p> <p align="center">Dated _____</p> <p align="center">By _____ ASSISTANT DEPUTY DIRECTOR</p>

Y534533

**WATERWORKS DISTRICT NO. 40,
ANTELOPE VALLEY 1-1EX**

Filed with: Waterworks District No. 34,
Tierra Subida Tank Site (1)
A.P.N. 3004-003-900
T.G. 4285 (G1)
I.M. 309-237
Fifth District

LEGAL DESCRIPTION

PARCEL NO. 1-1EX (Quitclaim of a portion of fee):

That portion of that certain parcel of land in the west half of the north half of the southwest quarter of Section 27, Township 6 North, Range 12 West, S.B.M., described in deed to the COUNTY OF LOS ANGELES, recorded on October 5, 1988, as Document No. 88-1603161, of Official Records, in the office of the Recorder of said county, within the following described boundaries:

Beginning at the northwesterly corner of said certain parcel of land; thence southerly along the westerly line of said certain parcel of land, a distance of 1344.11 feet to the southwesterly corner of said certain parcel of land; thence easterly along the southerly line of said certain parcel of land, a distance of 906.99 feet to the southwesterly boundary of Tierra Subida Avenue, 100 feet wide, as described in deed to said county, recorded in Book D2566, page 961, of said Official Records; thence North 38°30'42" West along the straight line portion of said southwesterly boundary, a distance of 332.15 feet; thence South 66°48'05" West leaving said southwesterly boundary, a distance of 39.03 feet; thence North 68°34'08" West 114.95 feet; thence North 56°39'50" West 269.31 feet; thence North 38°38'55" West 159.09 feet to the southwesterly prolongation of a radial that passes through the southeasterly terminus of that certain 2000-foot radius curve in the centerline of said Tierra Subida Avenue; thence North 51°29'18" East along said southwesterly prolongation, a distance of 179.50 feet to said southwesterly boundary; thence northwesterly and northerly along the southwesterly and westerly boundaries of said Tierra Subida Avenue to the northerly line of said certain parcel of land; thence South 89°46'36" West along said northerly line, a distance of 35.66 feet to the point of beginning.

Containing: 485,669± square feet.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By _____
SUPERVISING CADASTRAL ENGINEER II
Mapping and Property Management